

EARL BERNAARD HOUSE
18121 River Road
Milwaukie
Clatskanie County
Oregon

HABS No. OR-150

HABS
ORE
3-MILWA,
2-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94102

HABS
ORE
3-MILWA,
2-

HISTORIC AMERICAN BUILDING SURVEY

EARL BRONAUGH HOUSE HABS No. OR-150

Location: 18121 River Road
Milwaukie
Clackamas County
Oregon

U.S.G.S. Gladstone Quadrangle (7.5)
Universal Transverse Mercator Coordinates:
5.264000, 525100

Present Owner: Pacific Conference Evangelical Church

Present Occupant: Vacant

Present Use: None

Statement of Significance: The Earl Bronaugh House, as designed for Judge Earl Clapp Bronaugh in 1912, is architecturally significant as one of noted Oregon architect Ellis F. Lawrence's Arts and Crafts style residences. It is ranked as a primary resource in the 1989 Ellis Lawrence Building Survey along with 17 other Arts and Crafts style houses throughout Oregon. Lawrence was well known for his fine residential designs along with his buildings on the University of Oregon and Oregon Medical School campuses. He was the founder of the School of Architecture and Allied Arts at the University of Oregon and served as dean from 1914 to his death in 1946. The Bronaugh residence represents the early phase of Lawrence's work and was designed during the short period he was in practice by himself. The interior and exterior details such as fireplace surrounds, leaded glass, balconies and brackets, exemplify the architect's attention to detail as well as his interest in the incorporation of the arts into architecture. It is also an early example of the country estate, a type which had begun to develop in and around Portland, Oregon during this period and which later flourished in the 1920s. The residence is the only extant 20th century country estate in north Clackamas County as cited in the 1986 Clackamas County Inventory of Historic Properties and is ranked as a primary resource.

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date of Erection:** The Bronaugh House was constructed in 1912 as cited in the Pacific Builder and Engineer, February 17, 1912, p. 152 and in the Pacific Coast Architect, March 1, 1912, p. 288.

2. **Architect:** The Bronaugh House was designed by architect Ellis Fuller Lawrence. Ellis Lawrence is famous for his excellent architectural designs as well as his founding of the School of Architecture and Allied Arts at the University of Oregon. The Arts and Crafts style was a favorite of Lawrence's and the Bronaugh House is a fine representative example of his work in this style. Lawrence utilized a variety of styles in his residential work, however the Arts and Crafts style was Lawrence's preferred type. He designed some 62 houses in the Arts and Crafts style. The Ellis Lawrence Building Survey ranked the Bronaugh residence as a primary building along with 17 other Arts and Crafts style houses. The survey included all of Lawrence's built and unbuilt projects during his career which spanned from 1906 to 1946.

Ellis F. Lawrence was born in Malden, Massachusetts in 1879. He received both his Bachelor's and Master's Degrees in architecture from Massachusetts Institute of Technology. After graduating in 1902, Lawrence worked for architects John Calvin Stevens and Steven Codman. He also studied in Europe for six months, where he met and married Alice Louise Millett of Portland, Maine. Lawrence moved to Portland, Oregon and joined the firm of McNaughton and Raymond in November 1906. In February of 1910 Lawrence left the firm and worked independently until 1913 when his friend and former M.I.T. classmate William G. Holford joined him in partnership.

Ellis F. Lawrence was a prolific designer, civic activist and a visionary in city planning and education. Both his teaching and design work influenced the development of architecture within the State of Oregon. In 1914 Lawrence founded the University of Oregon School of Architecture and Allied Arts in Eugene, Oregon. He organized the school around teaching methods which rejected the traditional philosophy of the Beaux Arts school. He believed in the integration of all the arts and an informal, noncompetitive teaching environment; ideas which were regarded as progressive for the era.

Lawrence eventually became acquainted with many of Portland's most influential businessmen. He also knew many nationally known figures such as Frank Lloyd Wright and Bernard Maybeck and he collaborated with the noted landscape architects and city planners, John and Frederick Olmsted, on the Peter Kerr residence in Portland. Lawrence was selected as the first vice president of the American Institute of Architects and served on juries for numerous national design competitions, such as the Victory Memorial in Honolulu, the Stock Exchange Building and Bank of Italy in San Francisco. He was president of the Collegiate Schools of Architecture Association from 1932-1934.

Ellis Lawrence was also active at the city and state level in Oregon. He served as state advisory architect for the Home Owners Loan Corporation, and during 1933-1934 served on the Northwest District committee for the Public Works of Art project of the U.S. Treasury Department. He was also president for the local chapter of the A.I.A., an organization he helped to form. Lawrence was involved in the organization of the Portland Architectural Club, the Architectural League of the Pacific Coast and the Oregon Association of Building Construction. He served on the Portland City Planning Commission and belonged to the Portland Art Association, the Irvington Club and the City Club. Ellis Lawrence, his wife Alice and their three sons, Henry Abbot, Denison Howells, and Amos Millett, resided in the Irvington neighborhood of Portland. He died in Eugene in 1946 at the age of sixty-seven.

3. Original and Subsequent Owners: The chain of title was researched at the Clackamas County Courthouse, Oregon City, Clackamas County, Oregon. The chain of title could not be followed after the 1934 transaction to the 1978 transaction.

- 1909 Deed, March 9, 1909, recorded in Book 105, p. 481. J.D. Boardman to Earl Clapp Bronaugh.
- 1926 Deed, November 23, 1926, recorded in Book 186, p. 383. Earl Clapp Bronaugh to Title and Trust.
- 1932 Deed, January 24, 1926, recorded in Book 196, p. 84. Title and Trust Company to Fidelity Security Corp.
- 1932 Deed, March 16, 1932, recorded in Book 215, p. 55. Fidelity Security Corp. to Cloak and Suit Company.
- 1934 Deed, June 25, 1934, recorded in Book 223, p. 395. Cloak and Suit Company to N.U. Carpenter.
- 1934 Deed, June 27, 1934, recorded in Book 223, p. 43. N.U. Carpenter to Jack and Minnie Crabb.
- 1978 Deed, July 1978, deed number 1124 PTLT 30. E. Grady Bulter to Pacific Conference Evangelical Church.

4. Builder, contractor, suppliers: Unknown.

5. Original plans and construction: The Bronaugh Residence first is mentioned in the Pacific Builder and Engineer, February 17, 1912, p. 152. The house is described as a two-story frame residence, costing \$12,000. It was to have a concrete basement, hot air furnace, and "all modern built-in features". The second mention of the residence is from the Pacific Coast Architect, March 1912, p. 288, which describes plans for a twelve room, two story residence to cost \$12,000. The Portland Architectural Club journal of 1913 displayed a photograph of the rear

view of the house and cites Lawrence and Holford (Holford joined Lawrence in partnership in 1913) as the architects. An April 1919 issue of Architectural Record, p. 377-8 featured a photograph of the house showing the front facade and south east side. The issue also included a first and second floor plan. Lawrence and Holford are listed as the architects. A detail in these plans which appears to have never been built was an exterior door in the dining room. No physical evidence exists for this detail. Original photographs (no negatives) exist at the University of Oregon Library Special Collections Department.

6. Alterations and additions: Few interior and exterior alterations have been made to the residence. The only addition to the structure is a shed roof porch on the northwest end of the front facade. The kitchen was totally remodeled in the 1950s based on physical evidence only. The windows in the living room were altered with the removal of the multi-pane sash from the lower portion of the window based on physical evidence, date unknown. The kitchen windows were altered to aluminum frame casement and fixed sash based on physical evidence, date unknown. The leaded glass window in the dining room has had the original glass removed and replaced with a contemporary gold colored glass based on physical evidence, date unknown. All the original varnished woodwork on the first floor has been painted.

B. Historical Context

Built in 1912, on the east side of the Willamette River in the Oak Grove area immediately south of Milwaukie. The townsite of Oak Grove was platted in the 1890s and was the site of the Oak Grove Railroad Station, originally called Center Station. Rail service from Portland to this area was available as early as the 1870s. Although primarily used for farming, some well to do Portlanders began to build country homes in this area in the early 1900s. The Bronaugh family purchased the land in Oak Grove in 1909 but did not build on the site until 1912. According to the Portland Directories, the family lived in the residence until approximately 1950. The current owners have used the residence as a church retreat until recently.

Earl Clapp Bronaugh was born in Cross County, Arkansas on February 26, 1866 to Earl C., Sr. and Araminta Payne Bronaugh. The Bronaugh family moved to Portland in 1868 from Arkansas. Bronaugh received his early education in the Portland public schools and attended college at Pacific University in San Jose, California, receiving a Bachelor of Arts degree in 1888. While attending the University, Bronaugh met and married a fellow classmate, Grace L. Huggins. The Bronaughs returned to Portland and Earl worked in his father's law firm of Whalley, Northrup and Bronaugh prior to returning to school to study law. He attended the University of Oregon and graduated in 1890 and was admitted to the bar in June of the same year. From 1890 to 1908, Bronaugh was in private practice. He served as a Circuit Court Judge from 1908 to 1910 after which he returned to the private sector. Bronaugh was very civic minded, serving on the Portland City Council from 1900 to 1902 and belonged to numerous social and fraternal organizations. For thirty years, he was director of the Portland YMCA.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. **Architectural character:** The Bronaugh residence is an excellent example of the Arts and Crafts style as it was used in the State of Oregon. It is also an early example of the country estate, a type which had begun to develop in and around Portland, Oregon during this period and which later flourished in the 1920s. The finely crafted exterior and interior details exemplify the architect's attention to detail as well as his interest in the incorporation of the arts into architecture. The practical arrangement of the rooms and the ingenious use of a difficult site are notable design features.

2. **Condition of fabric:** The structure is in poor condition. Water damage is the primary problem. Vines have invaded certain areas of the house also causing problems.

B. Description of the Exterior:

1. **Overall Dimensions:** The two story building with basement is rectangular in shape and measures approximately 89'0" by 34'6". The front elevation is comprised of three bays plus a servants wing on the north end.

2. **Foundations:** The concrete foundation ranges in thickness from approximately 14 to 16 inches.

3. **Walls:** The 2" x 4" wood frame building is finished with gray stucco.

4. **Structural systems and framing:** The residence has a wood frame platform structural system. Wood beams and 12" x 12" posts support the framing system. The floor system is wood joists and the roof is comprised of a wood framing. Horizontal boards cover the roof framing in the attic.

5. **Porches, stoops, balconies, bulkheads:** The front facade has a central classically detailed wood portico supported by two hollow tapered columns and two pilasters flanking the front door. The deep cornice of the portico is embellished with a row of wooden dentils. A wooden balcony is supported by the portico. The balcony balustrade is comprised of delicately turned spindles squared at the top and bottom to create a lattice pattern. A shed roof porch has been added to the northwest end of the front elevation. A terrace, enclosed by a low concrete wall, is located along the length of the southeast elevation. Stairs lead from the southwest end of the terrace to an asphalt path which extends around the back of the residence. A balcony tops the first floor sun porch. The original railing is missing. Three second floor wooden balconies are located on the rear elevation duplicating the balcony on the front facade. All the balconies are in very poor condition. A shed roof covers the stairs to the basement level on the rear elevation.

6. **Chimneys:** There are three stucco covered interior chimneys. The chimney's are located on the east end of the gable roof at the peak, the west end of the roof midway on the slope on the front elevation, and on the rear elevation

on the slope of the roof. All the chimneys are simple in form except for the chimney located on the peak which is slightly corbelled.

7. Openings:

- a. **Doorways and doors:** There are three doors located on the front elevation. The main entrance door is surrounded by a prominent classical portico. The original double multi-light entrance door has been replaced with wooden multi-paneled solid double doors. French doors lead to the balcony located above the main entrance. A smaller door to the west of the main entrance is comprised of six lights on the top portion and solid, horizontal panels on the lower half. A service door is located on the far west end of the front elevation. Two pairs of french doors, surrounded with simple board trim, lead from the sun porch (music room) and the first floor bedroom (study) to the terrace on the northeast elevation. The upper balcony on northeast elevation is accessed by french doors which are slightly recessed in the wall surface. A door, with multi-panes on the upper half, on the rear elevation leads from the downstairs kitchen to the west side of the back yard. Another door which is on the northwest elevation leads into the game room. The door is comprised on multi-panes of the upper half and solid wood panels on the lower half.
- b. **Windows and shutters:** The overall window fenestration is symmetrical in design. The majority of the windows are multi-paned one over one double hung wood sash painted brown. Narrow molded wooden trim surround the windows which are slightly recessed from the wall surface. The windows are unusual in that a wider central mullions divides the window vertically, simulating the look of a casement window. The brass window latches are slightly off center, compensating for the wider central mullions. Larger multi-paned windows, flanked by an extremely narrow sidelight, are located in the dining room. Window boxes decorate these windows on the exterior.

8. Roof:

- a. **Shape, covering:** The hipped gable roof is covered with composition asphalt shingles.
- b. **Cornice, eaves:** The wide overhanging eaves are supported by decorative notched exposed brackets. The gutters are built-in to the eaves. Metal downspouts, flush with the building surface, drain the water from the gutters.
- c. **Dormers, cupolas, towers:** Small gabled dormers project from the east and west bays of the front elevation.

C. Description of Interior:

EARL BRONAUGH HOUSE
HABS No. OR-150 (Page 7)

1. **Floor plan:** The floor plan consists of a main central hall on an axis northwest to southeast. The living room, dining room, and music room (sun room) are located on the southwest side of the main hall and face out towards the Willamette River. The study (first floor bedroom) is located at the far southeast end of the main hall. A small half bath is located under the stairs in the main hall on the northeast (front) wall. A secondary hall runs on an axis northeast to southwest and is located at the northwest end of the building. The kitchen is accessed from this hall and is located on the northeast side of the house. Stairs to the billiard (game room) in the basement are in the center of this hall and the dining room is located on the southwest side of the hall. A separate wing for the servants quarters is located on the far northwest end of the building. The second floor stair landing provides access to the master bedroom and to two halls which are on a northwest southeast axis. The hall in the northwest portion of the house has a large bedroom on the southwest side, a sewing room and bedroom on the northeast side and a sun room at the far end. The hall in the southeastern portion of the house provides access to a bath and bedroom on the northeast side of the house. The attic is a continuous open space. The basement is divided into one large area under the main volume of the house and a smaller area under the servants wing. Some small rooms have been created with the addition of partition walls.

2. **Stairway:** The main staircase is located directly inside the front entrance door. The varnished fir staircase is beautifully detailed with boxed newel posts topped with decorative carved urn shaped finials. The balusters are turned. The second story balustrade is curvilinear in form, presenting a sweeping grand staircase effect. Two staircases lead to the basement level. A varnished decorative staircase is located at the northwest end of the entrance hall and leads to the billiard room in the basement. The balustrade is comprised of cut-out pattern balusters and square newel posts with rounded finials. The second staircase to the basement is less ornate and is made up of simple square balusters. The newel post is capped with a rounded finial.

3. **Flooring:** Wall to wall carpeting covers the original oak floors in the main living areas on the first floor. The bedroom floors on the second story are maple. The second floor hall is carpeted.

4. **Wall and ceiling finish:** The original ceiling heights have been maintained with the exception of the living room which has a more recent drop ceiling. The ceilings in the upstairs bedrooms on the front elevation are sloped. All the original picture rails are intact. Paneled wainscoting lines the central entrance hall, music room, dining room and billiard room. The high baseboard and ceilings are intact and are finished with a molded cap. The majority of the wall surfaces throughout the residence have been, in the recent past, covered with wallpaper. Some of the walls and ceilings have been covered with new drywall although the majority are the original lath and plaster.

5. **Openings:**

- a. **Doorways and doors:** The doors are comprised of wide one and two panel doors; the majority have been painted. Small paned leaded glass French doors with sidelights are located in the living room; one pair accessing the music room and the other leading into the main entrance hall. French doors in the downstairs bedroom,

music room, the upstairs hallway and second floor sun room lead to balconies or terraces. A set of leaded glass French doors with sidelights separate the main entrance hall from the stairs to the billiard room. The doorways are surrounded with wide molded trim which is one and one half inches deep. The door opening from the small entrance vestibule is decorated with dentils and capped with a projecting molded door cornice.

- b. **Windows:** The windows are surrounded by simple wood trim with a slightly projecting cornice molding strip.

6. **Decorative features and trim:** There are three fireplaces located in the residence. The living room fireplace has Moravian earth colored tiles surrounding the hearth and a stucco facade with a simple wood mantel. Tiles which are inset into the stucco in a geometric design have been painted. The fireplace located in the music room is classically detailed. The mantel has a deep cornice molding with dentils. A simple fireplace with a wood mantel supported by brackets is located in the downstairs billiard room. Built-in benches flank the vestibule entrance door in the hall. Another built-in seat is located on the north side of the fireplace in the living room. A built-in sideboard with small classical pilasters and dentils is located in the center of the northeast wall of the dining room. A geometric leaded glass Palladian window is recessed into the wall approximately 21". The lower portion of the sideboard is comprised of drawers and cabinets.

7. **Hardware:** The window hardware is standard hardware used for double hung and casement windows. The majority of the door hardware is intact and is common design.

8. **Mechanical Equipment:**

- a. **Heating, air conditioning, ventilation:** The residence is heated by an "octopus" oil heater in the basement. The original "coal chute" is located on the northeast wall of the basement. Floor vents are throughout the residence.
- b. **Lighting:** There are no notable original light fixtures remaining in the residence. Knob and tube wiring is still intact in the residence along with some updated wiring.
- c. **Plumbing:** The residence is plumbed with a combination of lead piping and newer piping material.

D. **Site:**

1. **General setting and orientation:** The Bronaugh residence is situated on a steeply sloping acreage with the front facing northeast and the rear facing southwest towards the Willamette River. It is located in the center of a 8.51 acre parcel. The northeast portion of the parcel is extremely steep and slopes upward towards River

Road. Originally surrounded by a forest, the site has been recently clearcut in anticipation of new development. The access road to the property is located off River Road and winds down the hillside to the site of the residence. A circular driveway is located in the front of the residence. An asphalt path extends around the perimeter of the site. An open lawn area with views of the Willamette River extends southwest from the back of the residence.

2. Historic landscape design: A formal, though overgrown landscape exists around the perimeter of the house. A large Japanese maple is located in the front, ivy covers the side terrace walls and assorted overgrown rhododendrons, azaleas, snowballs, box woods, and camellias surround the building. Douglas firs covered a large portion of the site. Other more unusual trees on the site include Madrone, Umbrella Pine, California Bay, a Copper Beech, and Magnolia tree. Remnants of a fish pond, originally spanned with a small decorative bridge, is located southwest of the residence. Some of historic landscape characteristics have been destroyed with the recent clear-cut activities.

3. Outbuildings: A main garage, ca. 1915, covered with shiplap siding, is located southeast of the residence. The building has been partially destroyed during the clear-cut process. A shed addition was added to the south elevation of the main garage. Another smaller garage, ca. 1920, is located to the north. The structure has a hip roof and is covered with weatherboard. A small house, ca. 1930-40, with an attached water tower, ca. 1890, is located on the northeast portion of the acreage. The house faces southeast, on a flat lot off River Road. The one story building is clad with wood shingle and has a gable roof. There have been several alterations to the structure. There is no evidence to suggest the house was originally associated with the Bronaugh House.

PART III. SOURCES OF INFORMATION

- A. **Architectural drawings:** No original plans have been located.
- B. **Historic views:** Original photographs (no negatives) exist at the University of Oregon Library Special Collections Department. These photographs include both large 8"x 10" black and whites and small 3"x 5" black and white snapshots. A total of nine 8" x 10" photos exists showing the following views: two views of the front facade from the northwest end (one closer to the building), one detail of the front portico, one view of the southeast corner, one view of the rear, one view of the main stairhall looking southeast, one view of the living room looking northwest, one view of the first floor sun room looking southeast, one view of the dining room looking east. A total of eleven 3"x 5" snapshots exist showing the following views: five views of the front facade from different angles and distances, four views of the rear from different angles and distances, and two views of the southeast elevation from different angles and distances.

C. **Interviews:** None.

D. **Bibliography:**

Architectural Record. April, 1919.

"Clackamas County Inventory of Historic Properties". Clackamas County, Oregon, 1983.

Gaston, Joseph. Portland, Oregon, Its History and Builders. Chicago: 1910.

History of the Bench and Bar. Portland: Historical Publishing Company, 1910.

Lakin, Kimberly K. and Michael Shellenbarger. "Ellis Lawrence Building Survey". 1989.

Lawrence Papers. Special Collections. University of Oregon Library, Eugene, Oregon.

Lockley, Fred. History of the Columbia River Valley from the Dalles to the Sea, Vol.II. Chicago: The S.J. Clarke Publishing Co., 1928.

Men of Oregon. Portland, Oregon, 1911.

Clackamas County Tax Assessor Records.

Northwest Heritage Property Associates, K. Lakin and K. Demuth. "Gilliland Residence National Register Nomination".

Pacific Builder and Engineer, February 17, 1912.

Pacific Coast Architect, March 1912.

Pictorial Oregon. Portland: The Portland Press Club, 1915.

Polk's Portland City Directory. 1885-1951.

Scott, H. W., editor. History of Portland, Oregon. Syracuse, New York: D. Mason and Company Publishers, 1890.

Who's Who for Oregon, 1936-1938.

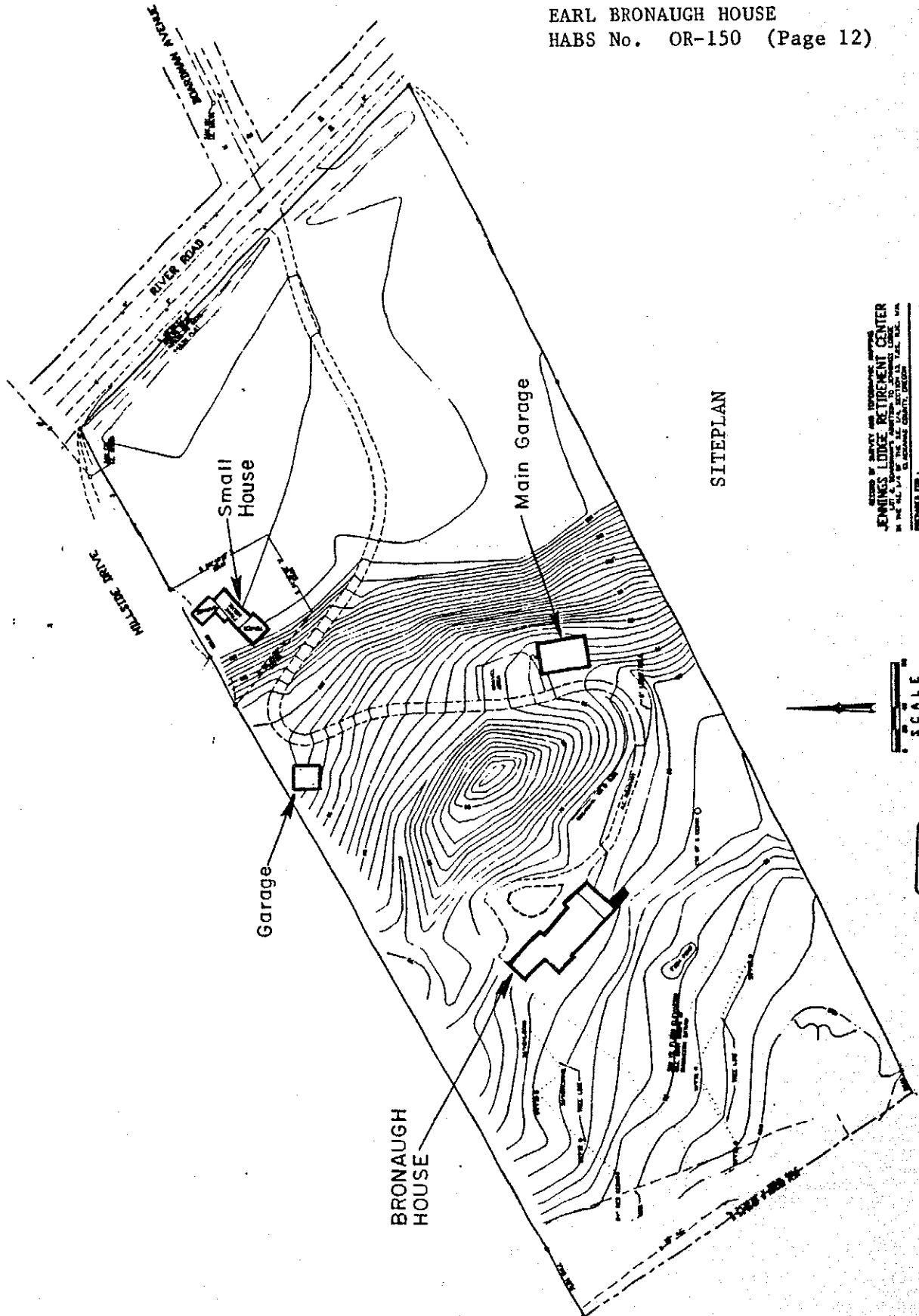
E. Likely sources not yet investigated: Bronaugh family descendants.

PART IV. PROJECT INFORMATION:

This project is a mitigative recording required by a Memorandum of Agreement between the Department of Housing and Urban Development, the Oregon State Historic Preservation Office, and the Pacific Conference of Evangelical Churches.

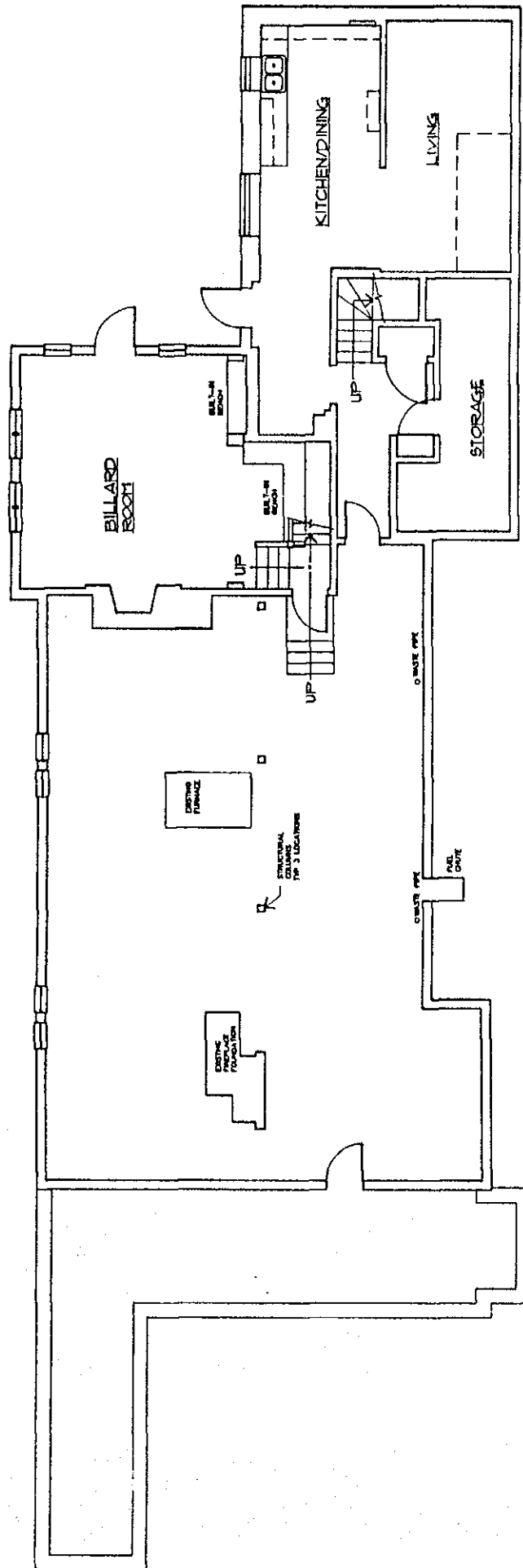
Individuals involved in the supervision of the project is Nicholas Knapp, representative for the property owner, Pacific Conference of Evangelical Churches. Records were prepared on September 29, 1989 by Sally Donovan of Donovan and Associates and Kimberly Lakin, Historic Preservation Consultant.

Prepared by:	Sally Donovan	Kimberly Lakin
Affiliation:	Donovan and Associates	Historic Preservation Consultant
Date:	September 29, 1989	September 29, 1989

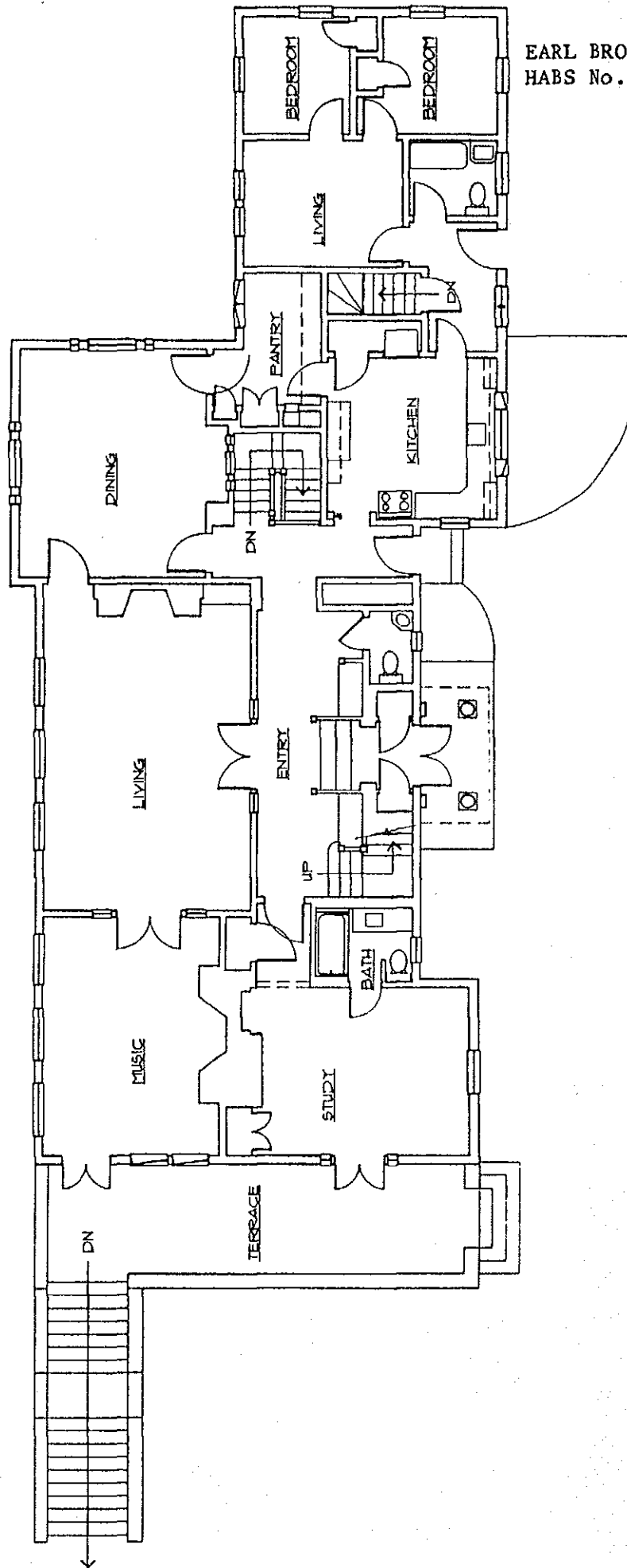


DESIGNED BY ARCHITECT AND INTERIOR DESIGNER
JENNINGS LING RETIREMENT CENTER
IN THE CITY OF THE STATE OF CALIFORNIA
RECORDED FOR THE COUNTY OF LOS ANGELES
THE EVANGELICAL CHURCH
RECORDED FOR THE COUNTY OF LOS ANGELES
BUTLER ASSOCIATES, INC.
ARCHITECTS
1000 10TH AVENUE
SUITE 100
LOS ANGELES, CALIFORNIA 90015
ARCHITECTS
1000 10TH AVENUE
SUITE 100
LOS ANGELES, CALIFORNIA 90015

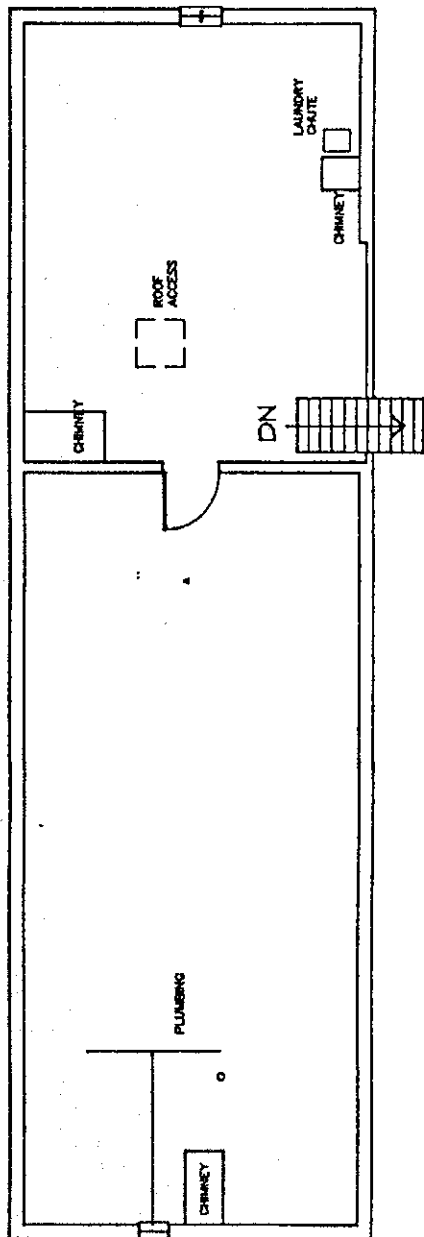
BASEMENT



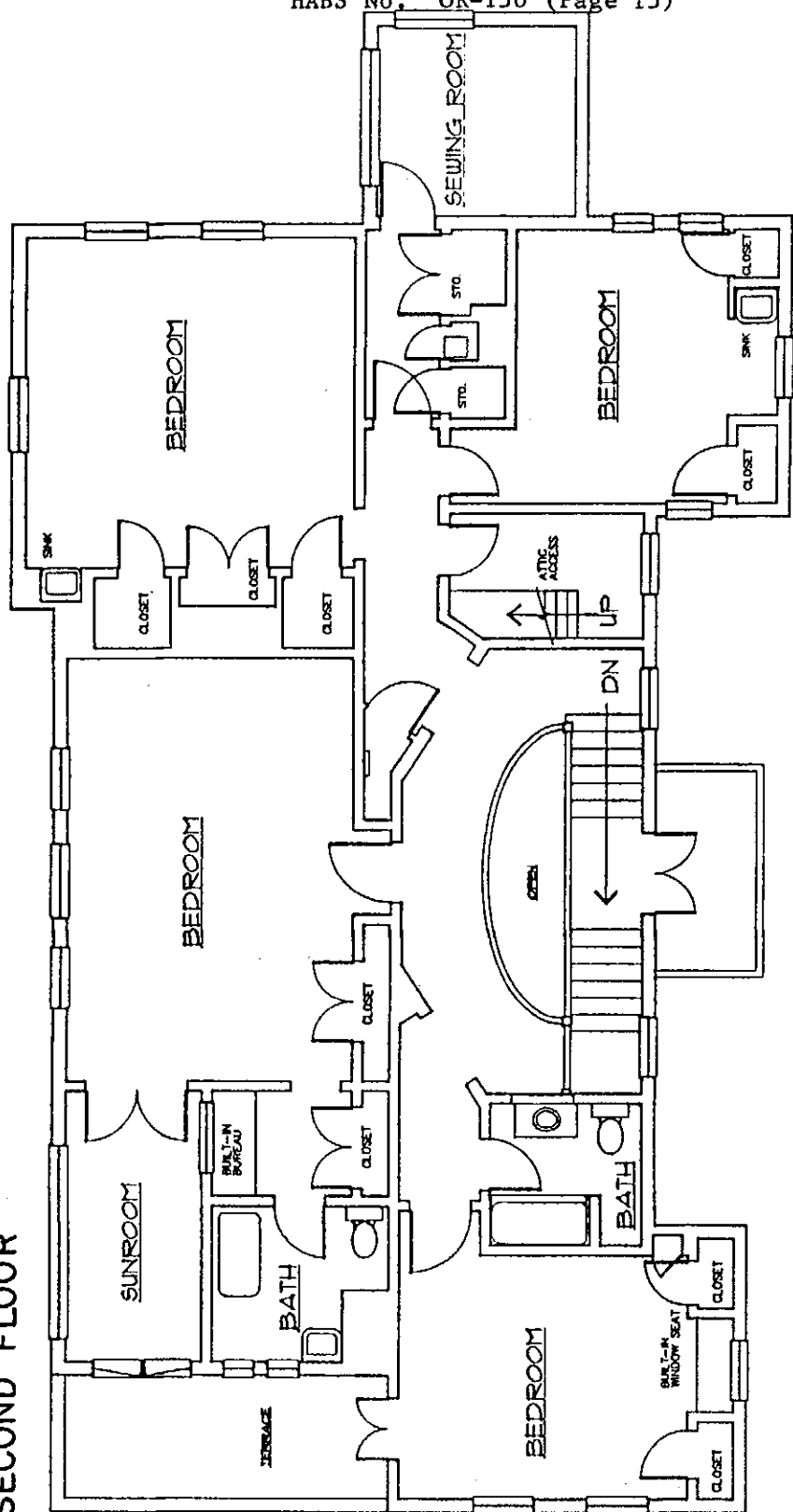
FIRST FLOOR

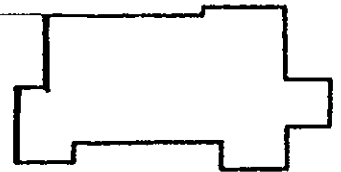
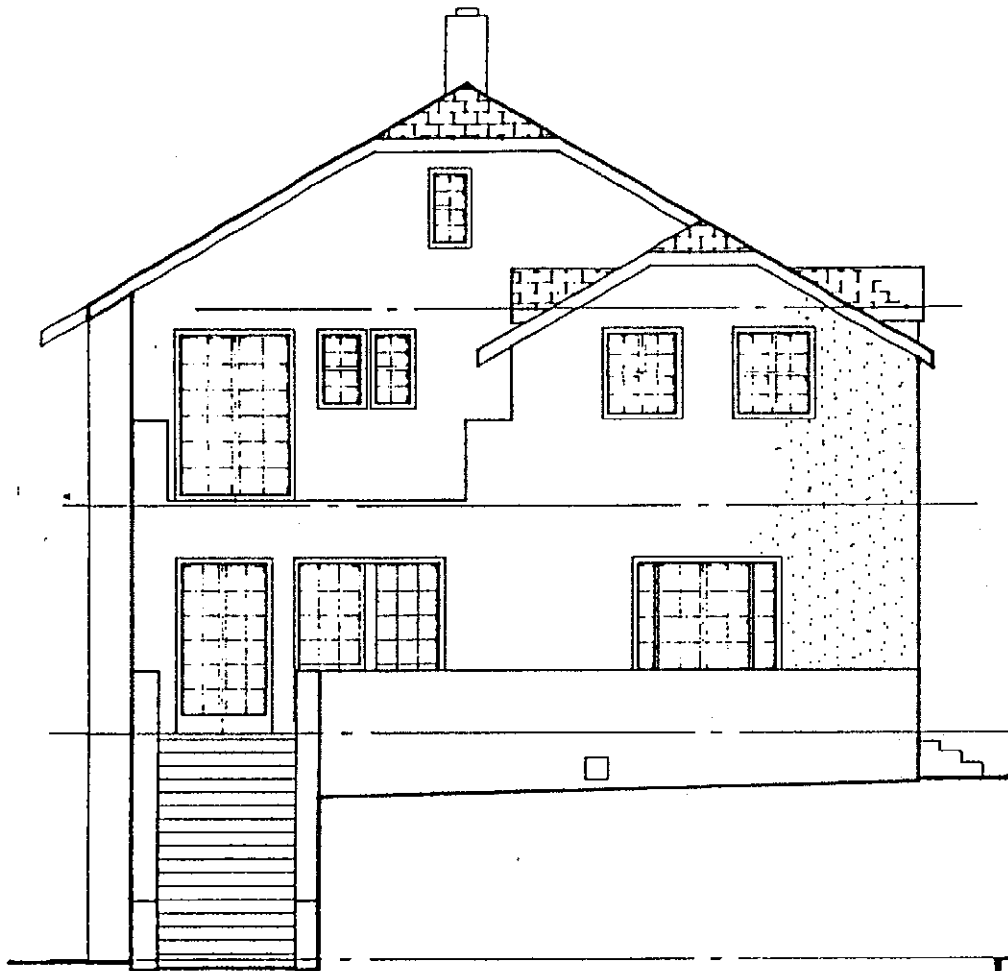


ATTIC

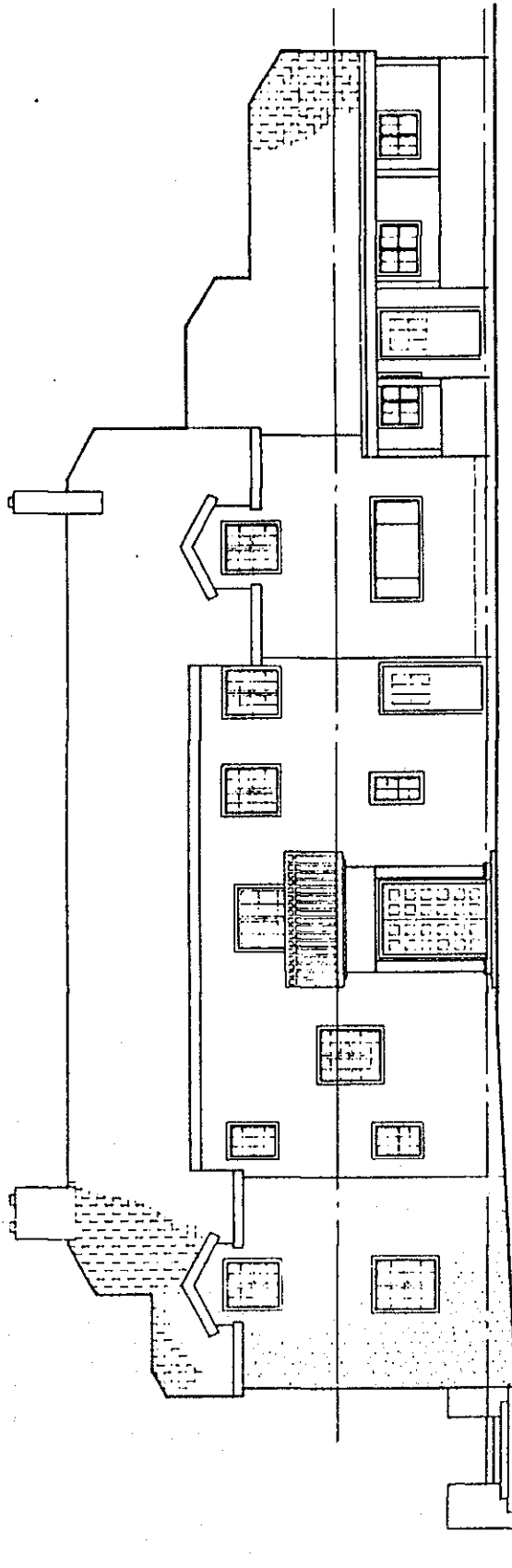


SECOND FLOOR





1 SOUTH ELEVATION
A3 1/8"=1'-0" FILE: ---

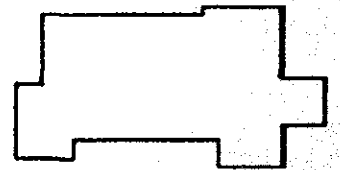


2 EAST ELEVATION

FILE: ---

A3

1/8"=1'-0"

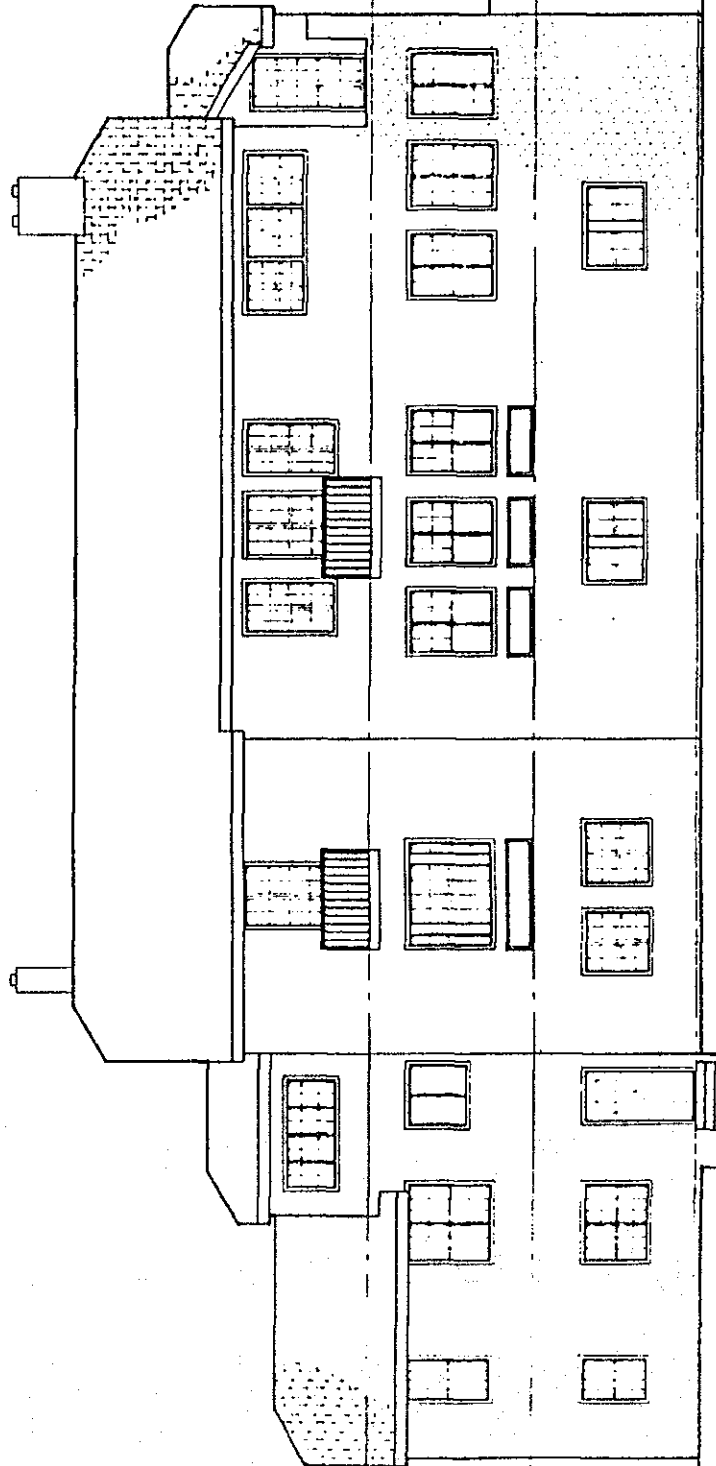


3
A3

NORTH ELEVATION

1/8"=1'-0"

FILE: ---



4 WEST ELEVATION

1/8"=1'-0" FILE: ---

45